



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		4.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	15517.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	572	100	
BAS	1,220	100	
BAS	1,484	100	
FGR	528	55	
FOP	156	30	
FOP	300	30	
FSP	378	40	
FSP	616	40	
TOTALS	5,254		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,100	122.1605	139.26	570,966	1987	2005	0	0	25.00	75.00

1 SINGLE FAM 100% - 2017 Heated Area: 3276 HX Base Yr 2017

COLUMBIA COUNTY PROPERTY			PAGE 1 of 2	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			472,287	
TOTAL MARKET OB/XF VALUE			162,833	
TOTAL LAND VALUE - MARKET			184,170	
TOTAL MARKET VALUE			819,290	
SOH/AGL Deduction			279,770	
ASSESSED VALUE			539,520	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			488,109	
TOTAL JUST VALUE			819,290	
NCON VALUE			5,700	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			734,205	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053388	Roof Replacement	82,000	03/31/2026
000054665	Remodel	20,000	12/12/2025
000053583	Roof Replacement	76,485	07/14/2025
000053299	Generator		06/03/2025
000052651	Roof Replacement	54,654	03/20/2025
33357	GARAGE	154	09/10/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1364/2713	4/11/2018	TR	U	I	30	0

GRANTOR: BRYAN P & BELINDA D C
GRANTEE: BRYAN P & BELINDA D
1300/1551 9/02/2015 WD U I 11 100
GRANTOR: BRYAN P CUMMINGS & BE
GRANTEE: BRYAN P & BELINDA D

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	1993
2	0080	DECKING	0	100	0	1.00	UT	0.00	0.00	100	1993
3	0280	POOL R/CON	0	100	21	798.00	UT	70.00	70.00	100	2005
4	0166	CONC, PAVMT	0	100	0	1,002.00	UT	1.50	1.50	100	1995
5	0282	POOL ENCL	0	100	43	2,236.00	UT	15.00	15.00	100	2005
6	0210	GARAGE U	0	100	24	960.00	UT	16.00	16.00	100	2016
7	0210	GARAGE U	0	100	24	960.00	UT	16.00	16.00	100	2016
8	0031	BARN, MT AE	0	100	20	1,200.00	UT	9.00	9.00	100	2016
9	0251	LEAN TO W/	0	100	12	720.00	UT	3.50	3.50	100	2016
10	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2017

TOTAL OB/XF											
87,913											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC	1.00
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	25.31	AC	1.00

BUILDING NOTES											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/07/2026 MLU											

BUILDING DIMENSIONS											
BAS= N6 FSP= N14 W50S14 E23 N6 E14 S6 E13S W13 N6 W14 S6 W23 S28 E24 FOP= S6 E26 N6 W26S E26 FOP= S6 E50 N6 W50S BAS= E26 FGR= E24 N22 W24 S22S N22 W5 BAS= N22 E15 N40 W25 FSP= W9 S42 E9 N42S S62 E10S W21 S22S N22S .											

LAND DESCRIPTION												TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC	1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	25.31	AC	1.00	1.00	1.00	7,000.00	7,000.00	177,170							

COMM SW COR OF NE1/4, RUN N 841.
 POB, CONT N 1812.99 FT, E 601.36
 R/W OF US 41, SE ALONG R/W 1058.

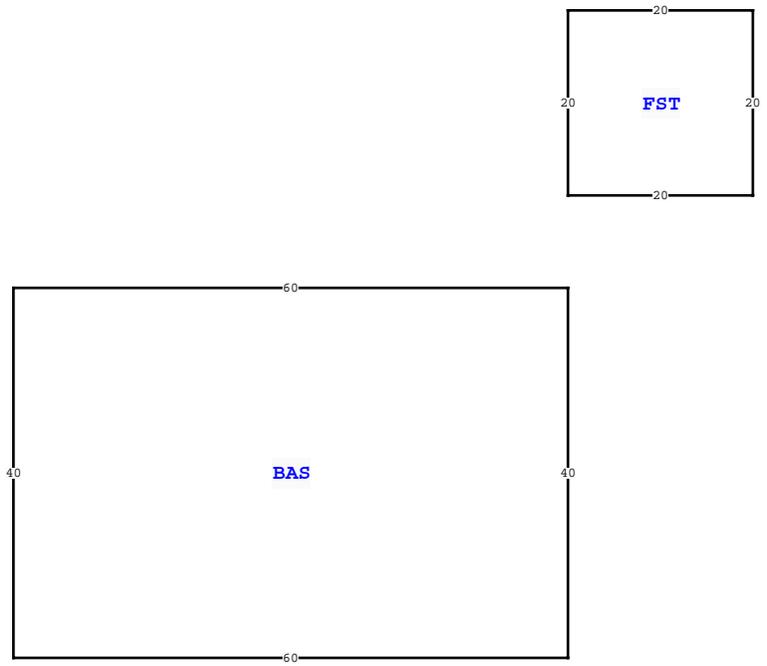
CUMMINGS BRYAN P/CUMMINGS BELINDA D
 9878 US HIGHWAY 441 S
 LAKE CITY, FL 32025

2026

15-5S-17-09245-005


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	27	PREFIN MTL	100
Roof Structur	10	STEEL FRME	100
Roof Cover	12	MODULAR MT	100
Interior Wall	01	MINIMUM	100
Interior Floor	03	CONC FINSH	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Bedrooms		0	100
Bathrooms		0	100
Frame	05	STEEL	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	15517.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,400	100	
FST	400	55	
TOTALS	2,800		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	PREF	M B A	100%	- 2017	Heated Area: 2400		HX Base Yr 2017				



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
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NCON VALUE			5,700
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			734,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005	ADDN SFR	175	09/30/2002
20005	ADDN SFR	175	09/30/2002
16103	POOL	50	10/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1364/2713	4/11/2018	TR	U	I	30	0

GRANTOR: BRYAN P & BELINDA D C
 GRANTEE: BRYAN P & BELINDA D

1300/1551	9/02/2015	WD	U	I	11	100
GRANTOR: BRYAN P CUMMINGS & BE GRANTEE: BRYAN P & BELINDA D						

EXTRA FEATURES		9878 S US HIGHWAY 441 , LAKE CITY															
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
11	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	
12	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
13	0294	SHED WOOD/	0	100	14	15	210.00	UT	10.00	10.00	100	2017	2017	3	100	2,100	
14	0260	PAVEMENT-A	0	100	0	0	1.00	UT	40,000.00	40,000.00	65	2017	2017	3	65	26,000	
15	0060	CARPORT F	0	100	16	40	640.00	UT	5.00	5.00	100	2017	2017	3	100	3,200	
16	0294	SHED WOOD/	0	100	24	40	960.00	UT	15.00	15.00	100	2017	2017	3	100	14,400	
17	0263	PRCH, USP	0	100	8	40	320.00	UT	15.00	15.00	100	2017	2017	3	100	4,800	
18	0294	SHED WOOD/	0	100	24	40	960.00	UT	15.00	15.00	100	2017	2017	3	100	14,400	
19	0261	PRCH, UOP	0	100	8	20	160.00	UT	7.00	7.00	100	2017	2017	3	100	1,120	
20	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2026	MLU

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W60 S40 E60 N40\$ PTR= N10 FST= N20E20S20 W20. S10\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV